





PROPERTY DESCRIPTION

A character 2 bedroom semi detached house situated a short distance from Little Common Village and Recreation Ground. The property is approached via a good size driveway with parking for several cars and also boasts a lovely well stocked rear garden. The accommodation comprises, entrance porch, entrance hall, sitting room, dining room, kitchen, study, conservatory, utility room, ground floor W/C, first floor dressing room and shower room, gas boiler and radiators and double glazing. EPC - C.

FEATURES

- Little Common location
- 2 Bedroom Semi detached house
- Well Stocked Rear Garden
- Ample Off Road Parking
- Council tax - C
- 2 Reception Rooms
- Conservatory
- Utility room
- Double Glazed
- Gas Boiler and Radiators





ROOM DESCRIPTIONS

Entrance

Double glazed door leading to enclosed entrance porch having double glazed windows. Front door to entrance hall with dado rail and picture rail, radiator, telephone point, under stairs storage cupboard.

Ground Floor W/C

Fitted with low-level WC, wash hand basin, storage cupboard, extractor fan.

Sitting Room

14' 4" x 13' 10" (4.37m x 4.22m) Having double glazed bay window overlooking the front of the property, three radiators, television point, picture rail.

Dining Room

14' 0" x 11' 10" (4.27m x 3.61m) Having double glazed French doors leading onto the conservatory, radiator, and door to study.

Study

5' 11" x 4' 0" (1.80m x 1.22m) Having window overlooking the conservatory and telephone point.

Kitchen

10' 6" x 7' 4" (3.20m x 2.24m) Fitted with single drainer stainless steel sink unit with mixer tap and cupboard under, plumbing for washing machine, built in four ring gas hob with extractor hood over and cupboards to either side, tall storage unit housing double electric oven with storage above and below, built in fridge/freezer, further working surfaces with cupboards and drawers under, wine rack, matching wall mounted cupboards with corner display cupboard, part tiled walls, tiled floor, double glazed window and double glazed door giving access to the conservatory.

Conservatory

13' 7" x 11' 10" (4.14m x 3.61m) With brick base and double glazed windows and French doors leading onto the rear garden, radiator and door to the utility room.

Utility Room

7' 4" x 5' 10" (2.24m x 1.78m) With space for appliances, light and power.

Landing

Stairs rising to the first floor landing with dado rail, double glazed window, access to loft hatch.

Bedroom 1

15' 5" x 10' 10" (4.70m x 3.30m) Double glazed windows overlooking the front of the property, radiator, range of built-in bedroom wardrobes.

Bedroom 2

14' 1" x 11' 5" to rear of wardrobes (4.29m x 3.48m) Two double glazed windows overlooking the rear garden, radiator, range of built-in wardrobes.

Dressing Room

7' 10" x 5' 0" (2.39m x 1.52m) With radiator, built in storage cupboards/wardrobes. Door to the shower room.

Shower Room

With shower cubicle with independent electric shower and glass screens, pedestal wash basin, low-level WC, part tiled walls, double glazed frosted window and radiator.

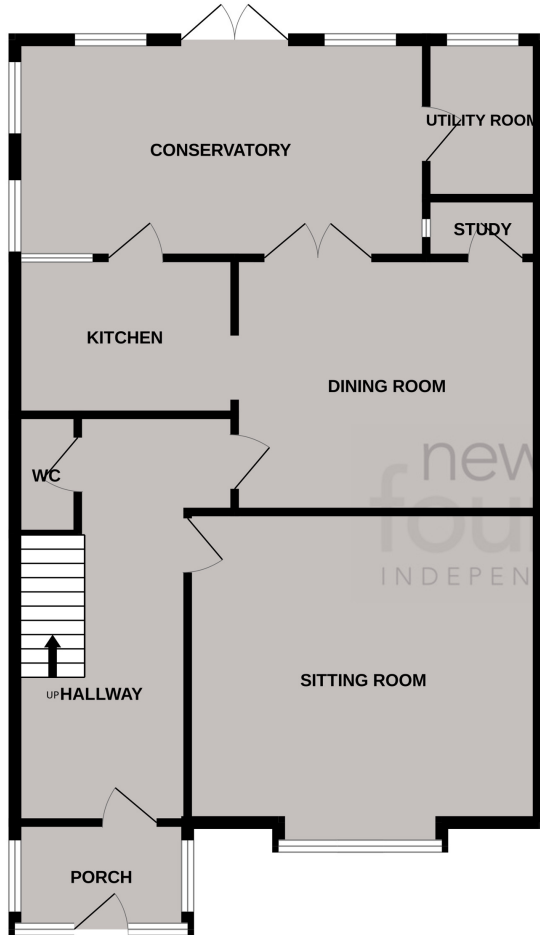
Outside

To the front of the property there is a large brick paved driveway with parking for several vehicles, flower and shrub borders, screened by hedging and fencing with gated side access.

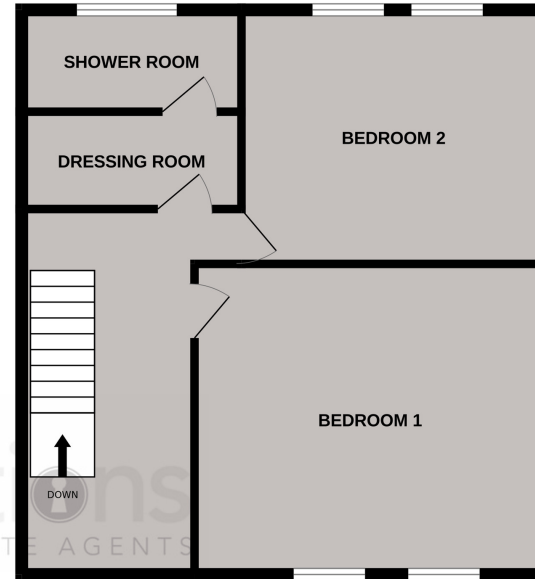
The principal area of gardens are located to the rear of the house with well stocked flower and shrub borders, timber shed, patio areas, greenhouse, vegetable garden and three additional sheds at the foot of the garden with a further patio area.

FLOORPLAN

GROUND FLOOR
919 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	

